

Bill No. 27
2020

By-law No. C.P.-1284()-__

A by-law to amend the Official Plan for the City of London, 1989 relating to an area of land located along the Hamilton Road Corridor, and lands north and south of the Hamilton Road Corridor.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on January 14, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 14, 2020
Second Reading – January 14, 2020
Third Reading – January 14, 2020

Amendment No. #
to the
Official Plan for the City of London

A. Purpose of this Amendment

The purpose of this Amendment is:

1. To add a policy to Chapter 10 of the Official Plan for the City of London to allow select properties in the Low Density Residential, Neighbourhood Commercial Node, and Light Industrial designations to be developed for uses permitted in the Main Street Commercial Corridor designation, provided the development fronts Hamilton Road.

B. Location of this Amendment

1. This Amendment applies to lands located at 1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 453 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 845-871 Stedwell Street, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street in the City of London.

C. Basis of the Amendment

This recommended amendment is consistent with the Provincial Policy Statement, 2014. This amendment will facilitate the continued revitalization of the Hamilton Road Corridor so that properties to the rear of properties fronting Hamilton Road can be developed with properties fronting Hamilton Road if these lots are consolidated. It also allows flexibility for properties fronting Hamilton Road in the Low Density Residential designation the ability to be used for commercial purposes, as over time this area has developed as a primarily commercial corridor.

D. The Amendment

The Official Plan for the City of London is hereby amended as follows:

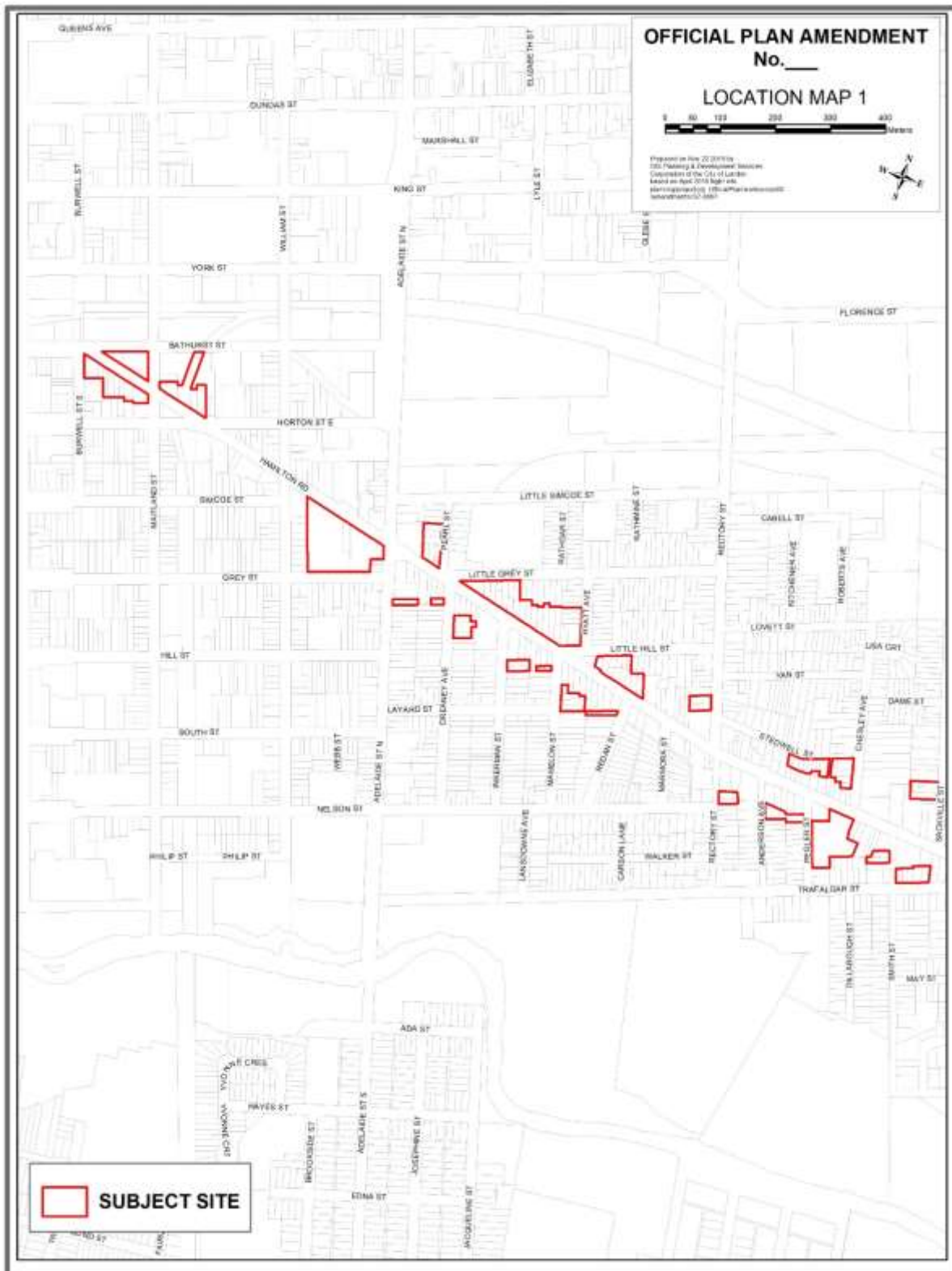
1. Section 10.1.3 cxxv) of the Official Plan for the City of London is amended by adding the following:

1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 453 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145

Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 845-871 Stedwell Street, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street

In the Low Density Residential, Neighbourhood Commercial Node, and Light Industrial designations on the lands known municipally as 1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 453 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 845-871 Stedwell Street, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street, the uses, intensity and form permitted in the Main Street Commercial Corridor designation may be permitted if the property is combined with a property fronting Hamilton Road.

Location Map 1



Location Map 2

